



MINUTES

Housing Authority of Mono County

Board of Supervisors Chambers

REGULAR MEETING

County Courthouse
Bridgeport, California 93517

December 12, 2006

NOTE: In compliance with the Americans with Disabilities Act if you need special assistance to participate in this meeting, please contact the Clerk of the Board at (760) 932-5534. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (See 42 USCS 12132, 28CFR 35.130).

Full agenda packets are available for the public to review in the County Clerk's Office in Bridgeport, California and **ON THE WEB:** You can view the upcoming agenda at www.monocounty.ca.gov.

2:44 p.m. Call meeting to Order

Tape Two; 3180

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE HOUSING AUTHORITY on items of interest of the public that are within the subject matter jurisdiction of the Housing Authority. (Speakers may be limited in speaking time dependent upon the press of business and number of persons wishing to address the Housing Authority.)

1) **Approval of Minutes**
Regular Meeting of 14 November 2006
(Bauer/Hazard 5-0)

2) **Commission Member Reports**
The Commission may, if time permits, take Commissioner Reports at any time during the meeting and not at a specific time.

Hazard: I would like to consolidate the resources we have to help educate the employees (to get into homes). Maybe we can agendize that for our regular meeting in January/2007.

3) **Housing Authority Year-End Review (Larry Johnston/Scott Burns)**
ACTION: Conduct review of Housing Authority's first year of operation; provide any desired direction to staff.

Scott Burns addressed the Board. The Housing Authority was created one year ago in December. We had the housing litigation ordinance and thought this was a good time to see how we're doing.

- Housing Element Update 2005
- CDBG Grant Regional Housing Study (Mono, Mammoth, Inyo, and Bishop)
- Housing Authority proposed as oversight/implementation entity

- Legal Research
- Formation November 2005
- First Meeting December 2005

2006 Review:

- Mission/Vision review
- Bylaw adoption
- Housing Element review
- Draft Inclusionary Housing Ordinance review
- Benton Road-shop property restrictions research
- Benton Houses rehabilitation progress
- Regional partnership review with IMACA and Mammoth Housing Inc.

County property inventory overview, GIS county property inventory of local housing site potential, land tenure potential and south county efforts, and minimum density requirements review.

Income Re-Use Plan (CDBG), First Time Homebuyers Program Guidelines?, HOME Grant & Mammoth Housing Inc Partnership Update, CDBG planning grants, Housing mitigation ordinance implementation, Housing Authority Budget, and Prop 90 'The Protect Our Homes Initiative' workshop.

General Plan Update Policy/Regulation Review, Land Use Element Chapter 40- Conversion impact regs, Housing Element Policy 9 Program 1- Density Bonus, Housing Element Policy 9 Program 9 Housing Mitigation, Secondary Housing Amendment, Community Housing Policies, and Housing Authority Examination of Crowley Estates Specific Plan.

Summary of Accomplishments given to the Board *and thanks to Christy Robles for taking the Housing Authority Minutes.*

4) Housing Authority By-Laws (Mark Magit)

ACTION: Consider authorizing change in meeting frequency

Mark Magit addressed the Board. In the Bylaws, there is a provision relative to meeting indicates that there shall be regular meetings on the second Tuesday per month. A quarterly basis may not be enough to keep this going. We're proposing that we should go to a less regular schedule. If so, we need to amend our bylaws. Bauer: That sounds fine. Farnetti: The first year, there was a lot more work to do and we needed to meet for frequently. Every other month is fine. Rudolph: We could always do a special meeting. Hazard: We should meet monthly unless there is nothing to go onto the agenda and then go every other month. Hunt: I would like to see us go to a by-monthly meeting. We need to agendize a Resolution.

5) Secondary Housing Ordinance Amendment (Larry Johnston/Scott Burns)

ACTION: Provide direction to staff concerning limitation on secondary housing unit size.

There are limits for secondary units on small lots. Should there be limits on the size of housing units? If no limit, should secondary housing units be subject to housing mitigation and development impact fees? This matter will be discussed at the next regular meeting of January 9, 2007.

ADJOURNMENT @ 3:22 p.m.

Adjourn meeting and reconvene in regular session of **January 9, 2007**, in the Board of Supervisors Chambers, County Courthouse, Bridgeport, California.